



Gregory LaSpina as Receiver

PROPERTY:

92-01 4<sup>th</sup> Avenue, Brooklyn NY11209

FOR

**February 2023**

CONFIDENTIAL. ANY UNAUTHORIZED DISCLOSURE OF THE CONTENTS OF THIS REPORT, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED AND MAY SUBJECT THE DISTRIBUTING PARTY(S) TO LIABILITY FOR SUCH UNAUTHORIZED DISCLOSURE(S).

New York City Management LLC | 13 West 38<sup>th</sup> Street, New York, NY 10018 | 212.689.8833 Fax: 212.689.3888

**Cash Flow Statement**

Period = Feb 2023

Book = Cash

	Period to Date	%	Year to Date	%
<b>INCOME</b>				
<b>RENT INCOME</b>				
Rent	36,808.27	104.44	64,877.81	101.34
NET Rnt/Mnt/CC INCOME	36,808.27	104.44	64,877.81	101.34
<b>OTHER INCOME</b>				
Misc. Tenant Income	1,122.59	3.19	1,830.62	2.86
Reimbursement Receipts	-2,687.98	-7.63	-2,687.98	-4.20
TOTAL OTHER INCOME	-1,565.39	-4.44	-857.36	-1.34
TOTAL INCOME	35,242.88	100.00	64,020.45	100.00
<b>EXPENSES</b>				
<b>DIRECT EXPENSES</b>				
<b>DIRECT EXPENSES</b>				
Electricity	25,535.24	72.46	36,544.77	57.08
Gas (Heating)	4,278.00	12.14	6,277.97	9.81
Insurance (Liab & PD)	30,999.59	87.96	46,877.43	73.22
Carting / Cleaning	0.00	0.00	61,646.85	96.29
Fire Alarm & Sprinkler	0.00	0.00	1,773.94	2.77
TOTAL DIRECT EXPENSES	60,812.83	172.55	153,120.96	239.18
<b>REPAIRS</b>				
Boiler / AC Repairs	0.00	0.00	11,170.00	17.45
Elevator Maintenance	1,131.76	3.21	1,131.76	1.77
Plumbing Repairs	1,369.76	3.89	1,369.76	2.14
Sprinkler Repairs	453.64	1.29	453.64	0.71
Roofing Repairs	4,900.00	13.90	4,900.00	7.65
Carpet Repair	29,147.60	82.70	29,147.60	45.53
Repairs and Maintenance	15,302.07	43.42	15,302.07	23.90
TOTAL REPAIRS	52,304.83	148.41	63,474.83	99.15
<b>PROFESSIONAL FEES</b>				
Legal Fees Operating	0.00	0.00	8,000.00	12.50
TOTAL PROFESSIONA...	0.00	0.00	8,000.00	12.50
Miscellaneous Expense	0.00	0.00	250.88	0.39
TOTAL DIRECT EXP...	113,117.66	320.97	224,846.67	351.21
<b>GENERAL &amp; ADMINISTRATIVE</b>				
Telephone / Internet	327.62	0.93	1,276.38	1.99
TOTAL G & A EXPENSE	327.62	0.93	1,276.38	1.99
TOTAL EXPENSES	113,445.28	321.90	226,123.05	353.20
NET INCOME	-78,202.40	-221.90	-162,102.60	-253.20
<b>Adjustments</b>				
Owner Contribution	52,500.00	148.97	52,500.00	82.00
Total Adjustments	52,500.00	148.97	52,500.00	82.00
<b>Cash Flow</b>	<b>-25,702.40</b>	<b>-72.93</b>	<b>-109,602.60</b>	<b>-171.20</b>
<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
Operating Cash 1	2,396.34	-23,306.06	-25,702.40	

Gregory M. LaSpina as Receiver (9201)

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**Cash Flow Statement**

Period = Feb 2023

Book = Cash

	Period to Date	%	Year to Date	%
<b>Total Cash</b>	<b>2,396.34</b>	<b>-23,306.06</b>	<b>-25,702.40</b>	
<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
Operating Cash 1	86,296.54	-23,306.06	-109,602.60	
<b>Total Cash</b>	<b>86,296.54</b>	<b>-23,306.06</b>	<b>-109,602.60</b>	

OP/9201

3/29/2023

**Bank Reconciliation Report****2/28/2023**

Posted by: snarveka on 3/29/2023

**Balance Per Bank Statement as of 2/28/2023****67,001.18****Outstanding Checks**

Check Date	Check Number	Payee	Amount
3/18/2022	193	v0001245 - Rashaad Hayles	425.00
10/12/2022	1012202142	v0001313 - Charter Communications	152.97
12/7/2022	12072022	v0000086 - Jack Jaffa Associates	600.00
12/7/2022	12072022	v0000086 - Jack Jaffa Associates	300.00
1/6/2023	277	v0000162 - Diekin Aire Inc.	2,170.00
1/6/2023	278	v0000162 - Diekin Aire Inc.	9,000.00
1/6/2023	53612	v0000006 - Con Edison	837.88
1/11/2023	284	v0001275 - Consolidated Facility Services	12,329.37
1/11/2023	285	v0001275 - Consolidated Facility Services	12,329.37
1/19/2023	286	v0000148 - Ari Weisfogel	250.88
1/20/2023	12020231	v0001313 - Charter Communications	60.57
2/11/2023	289	v0001114 - CBB Plumbing Corp	1,250.00
2/11/2023	290	v0001188 - Lift Elevator LLC	1,131.76
2/13/2023	291	v0000158 - US ShelTech NY Inc.	12,600.00
2/23/2023	292	v0000158 - US ShelTech NY Inc.	4,900.00
2/23/2023	293	v0000013 - Just Renovations & GC, LLC	29,147.60
<b>Less:</b>	<b>Outstanding Checks</b>		<b>87,485.40</b>

**Bank Reconciling Items**

Date	Notes	Amount
1/31/2023	Adj	-0.01
<b>Plus/Minus:</b>	<b>Bank Reconciling Items</b>	<b>-0.01</b>
	<b>Reconciled Bank Balance</b>	<b>-20,484.23</b>

**Balance per GL as of 2/28/2023****-23,306.06****Book Reconciling Items**

Date	Notes	Amount
2/28/2023	Deposits in Transit	2,821.83
<b>Plus/Minus:</b>	<b>Book Reconciling Items</b>	<b>2,821.83</b>
	<b>Reconciled Balance Per G/L</b>	<b>-20,484.23</b>

**Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)****0.00**

OP/9201

3/29/2023

## Bank Reconciliation Report

2/28/2023



Posted by: snarveka on 3/29/2023

## Cleared Items:

## Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
12/15/2022	273	v0001114 - CBB Plumbing Corp	489.94	2/28/2023
12/19/2022	274	v0001163 - Barton Schwartz & Associates	3,802.59	2/28/2023
12/20/2022	275	v0000022 - ProMax Maintenance Supply Inc.	802.35	2/28/2023
1/9/2023	279	v0001362 - JCL SYSTEMS, INC.	866.65	2/28/2023
2/26/2023	294	v0000193 - First Insurance Funding Corp. Of New York	15,121.75	2/28/2023
2/28/2023	21523	v0000006 - Con Edison	270.00	2/28/2023
2/28/2023	21723	v0001359 - CAPITOL	453.64	2/28/2023
2/28/2023	21823	v0000204 - Verizon	327.62	2/28/2023
2/28/2023	21923	v0000121 - National Grid	4,278.00	2/28/2023
2/28/2023	22023	v0000193 - First Insurance Funding Corp. Of New York	15,877.84	2/28/2023
2/28/2023	22823	v0000006 - Con Edison	25,265.24	2/28/2023
<b>Total Cleared Checks</b>			<b>67,555.62</b>	

## Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
2/1/2023	92		10,783.73	2/28/2023
2/9/2023	94		17,193.84	2/28/2023
2/16/2023	95		7,265.31	2/28/2023
<b>Total Cleared Deposits</b>			<b>35,242.88</b>	

## Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/23/2023	JE 22930		52,500.00	2/28/2023
<b>Total Cleared Other Items</b>			<b>52,500.00</b>	

# FLUSHING

Commercial • Business • Consumer **Bank**

7102 3RD AVENUE • BROOKLYN NY 11209

00007269 M0028900301230830140 01 000000000 0008282 003

Gregory M. Laspina as Temp. Receiver  
for 9201 4th Ave Bklyn NY  
GREGORY M LASPINA CONSERVATOR  
1902 WHITESTONE EXPY STE 302  
WHITESTONE NY 11357-3099

PAGE: 1 OF 3

STATEMENT DATE:  
ACCOUNT NUMBER:

02/28/23

## \*\*\*\*\* COMPLETE BUSINESS CHECKING \*\*\*\*\*

## Account Detail

Date	Description	Credits	Debits	Balance
01/31	Balance Forward			46,813.92
02/01	CON ED OF NY XXXXXXXXXXXX		10,000.00-	36,813.92
02/01	FIS*VERIZON BILL PAY		324.12-	36,489.80
02/01	BILLMATRIX BILLPAYFEE		3.50-	36,486.30
02/02	JANNEY EXP REIMB	10,783.73		47,270.03
02/03	NATIONAL GRID NY UTILITYPAY		4,278.00-	42,992.03
02/03	Check Number 274		3,802.59-	39,189.44
02/06	Check Number 273		489.94-	38,699.50
02/09	Check Number 275		802.35-	37,897.15
02/13	Deposit	17,193.84		55,090.99
02/14	FIRST INSURANCE INSURANCE		15,877.84-	39,213.15
02/14	Check Number 279		866.65-	38,346.50
02/15	Deposit	7,265.31		45,611.81
02/17	CON ED OF NY XXXXXXXXXXXX		8,526.90-	37,084.91
02/17	CON ED OF NY XXXXXXXXXXXX		2,664.43-	34,420.48
02/17	CON ED OF NY XXXXXXXXXXXX		984.73-	33,435.75
02/17	Capitol Sprinkle SIGONFILE		453.64-	32,982.11
02/23	Deposit	52,500.00		85,482.11
02/24	FIRST INSURANCE #INSURANCE		15,121.75- /	70,360.36
02/24	CON ED OF NY #XXXXXXXXXXXX		2,255.68-	68,104.68
02/24	CON ED OF NY #XXXXXXXXXXXX		570.54-	67,534.14
02/24	CON ED OF NY #XXXXXXXXXXXX		532.96-	67,001.18

## Checks in Order

Date	Number	Amount	Date	Number	Amount
02/06	273	489.94	02/09	275	802.35
02/03	274	3,802.59	02/14	279*	866.65

(\*) Check Numbers Missing

## Account Summary

Previous Statement Date: 01/31/23

Beginning	Deposits +	Interest Paid -	Withdrawals -	Service Charge =	Ending
Balance +					Balance
46,813.92	87,742.88	.00	67,555.62	.00	67,001.18

Statement from 02/01/23 Thru 02/28/23

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Aged Receivables

Age As Of: 02/28/2023 Post To: 02/2023

Property	Unit	Resident	Name	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
9201	263-200A	t0001780	Gary Kauget, PC . (Current)	49,530.81	6,659.26	6,659.26	6,659.26	29,553.03	0.00	49,530.81
9201	263-2R	t0001782	Jewish BD of Family & Children (Current)	252,010.42	22,252.87	22,252.87	22,252.87	185,251.81	0.00	252,010.42
9201	263-4L	t0001781	Janney Montgomery Scott (Current)	0.00	708.03	708.03	708.03	-2,124.09	0.00	0.00
9201	263-4R	t0001779	Christiana Capital, LLC . (Current)	11,733.94	5,622.77	5,459.00	0.00	652.17	0.00	11,733.94
9201	263-501	t0001783	Dr. Lee Loewinger (Current)	20,090.84	3,914.33	3,914.33	3,914.33	8,347.85	0.00	20,090.84
9201	263-5L	t0001778	Baltic Street AEH, Inc. . (Current)	10,432.52	8,773.93	1,590.09	0.00	68.50	0.00	10,432.52
9201	263-5R	t0001785	Ridge Abstract Corp. (Current)	94,618.07	11,914.87	11,914.87	11,914.87	58,873.46	0.00	94,618.07
9201	263-6L	t0001777	Home Life Services, Inc . (Current)	101,131.58	14,901.36	14,901.36	14,901.36	56,427.50	0.00	101,131.58
9201	263-GARA	t0001786	PPS 9201 LLC . (Current)	455,000.00	25,625.00	25,625.00	25,625.00	378,125.00	0.00	455,000.00
9201	263-GR	t0001789	Pizzeria Uno Restaurant (Current)	816,378.18	17,841.67	17,841.67	17,841.67	762,853.17	0.00	816,378.18
9201	263-RMET	t0001788	Metro PCS (Current)	-290.35	0.00	0.00	0.00	-290.35	-1,483.10	-1,773.45
9201	263-UPS	t0001799	UPS . (Current)	250.00	0.00	0.00	0.00	250.00	0.00	250.00
9201	718	t0001855	American Hope Home Care SVC INC . (Current)	4,000.00	800.00	800.00	800.00	1,600.00	0.00	4,000.00
9201				1,814,886.01	119,014.09	111,666.48	104,617.39	1,479,588.05	-1,483.10	1,813,402.91

Expense Distribution (Paid Only)

9201  
Period: From 02/2023 to 02/2023

Account Code	Account Name	Payee Code	Payee Name	Payable Control	Batch	Property	Invoice #	Invoice Date	Period	Payment method	Amount	Check Control	Check #	Check Date	Notes
00	Electricity														
		v0000006	Con Edison	P-68718	32828	9201	022823	02/28/2023	02/2023	Check	25,265.24	K-62862	22823	02/28/2023	Feb Con Ed payments
		v0000006	Con Edison	P-68721	32830	9201	0228231	02/28/2023	02/2023	Check	270.00	K-62877	21523	02/28/2023	
Total	00										25,535.24				
00	Gas (Heating)														
		v0000121	National Grid	P-68716	32828	9201	020323	02/03/2023	02/2023	Check	4,278.00	K-62863	21923	02/28/2023	Feb National Grid
Total	00										4,278.00				
00	Insurance (Liab & PD)														
		v0000193	First Insurance Funding Corp. Of New York	P-67352	32198	9201	1359176 02/10/2023	02/10/2023	02/2023	Check	15,121.75	K-61767	294	02/26/2023	Insurance SSP1507545-01-P-XL-P70001385-1 AES1209773-01
		v0000193	First Insurance Funding Corp. Of New York	P-68717	32828	9201	021423	02/14/2023	02/2023	Check	15,877.84	K-62864	22023	02/28/2023	Feb payment
Total	00										30,999.59				
00	Elevator Maintenance														
		v0001188	Lift Elevator LLC	P-66963	31996	9201	008327	02/11/2023	02/2023	Check	1,131.76	K-61443	290	02/11/2023	Monthly maintenance Feb. 2023
Total	00										1,131.76				
00	Plumbing Repairs														
		v0001114	CBB Plumbing Corp	P-66946	31979	9201	20575473	02/11/2023	02/2023	Check	1,250.00	K-61417	289	02/11/2023	After hrs emergency
Total	00										1,250.00				
00	Sprinkler Repairs														
		v0001359	CAPITOL	P-68719	32828	9201	021723	02/17/2023	02/2023	Check	453.64	K-62866	21723	02/28/2023	21723
Total	00										453.64				
00	Roofing Repairs														
		v0000158	US ShelTech NY Inc.	P-67349	32195	9201	1214 Proposal	02/23/2023	02/2023	Check	4,900.00	K-61714	292	02/23/2023	6th & 7th floor Roof Leak Repair on 4th Ave. side of building
		v0000158	US ShelTech NY Inc.	P-67349	32195	9201	1214 Proposal	02/23/2023	02/2023	Check	4,900.00	K-62154	298	03/08/2023	6th & 7th floor Roof Leak Repair on 4th Ave. side of building
Total	00										9,800.00				
00	Carpet Repair														
		v0000013	Just Renovations & GC, LLC	P-67350	32196	9201	9201 4th Avenue	02/23/2023	02/2023	Check	6,250.00	K-62867	305	03/29/2023	9201 4th 7th&8th fl. Carpet, drywall, insulation,mold remediation



Expense Distribution (Paid Only)

9201  
Period: From 02/2023 to 02/2023

Account Code	Account Name	Payee Code	Payee Name	Payable Control	Batch	Property	Invoice #	Invoice Date	Period	Payment method	Amount	Check Control	Check #	Check Date	Notes
		v0000013	Just Renovations & GC, LLC	P-67350	32196	9201	9201 4th Avenue	02/23/2023	02/2023	Check	29,147.60	K-61715	293	02/23/2023	9201 4th 7th&8th fl. Carpet, drywall, insulation,mold remediation
Total <div></div> 00											35,397.60				
<div></div> 00	Telephone / Internet														
		v0000204	Verizon	P-68715	32828	9201	020123	02/01/2023	02/2023	Check	327.62	K-62865	21823	02/28/2023	
Total <div></div> 00											327.62				
Grand Total											109,173.45				

**Payables Aging Report**

9201

Period: 02/2023

As of : 02/28/2023

Property Code	Property Name	Payee Code	Payee Name	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed
9201	Gregory M. LaSpina as Receiver							
		v0000006	Con Edison	10,000.00	0.00	0.00	10,000.00	0.00
		v0000013	Just Renovations & GC, LLC	29,147.60	29,147.60	0.00	0.00	0.00
		v0000158	US ShelTech NY Inc.	25,000.00	4,900.00	0.00	0.00	20,100.00
		v0000162	Diekin Aire Inc.	11,300.00	0.00	0.00	0.00	11,300.00
		v0000164	Angelo Lelcay Corp.	11,850.00	0.00	0.00	0.00	11,850.00
		v0000193	First Insurance Funding Corp. Of New York	27,872.68	0.00	0.00	0.00	27,872.68
		v0001188	Lift Elevator LLC	2,700.00	0.00	0.00	0.00	2,700.00
		v0001196	Century Waste Services, LLC	2,702.07	0.00	0.00	2,702.07	0.00
		v0001201	Gunzer Electric	13,777.50	0.00	0.00	0.00	13,777.50
<b>Total 9201</b>				<b>134,349.85</b>	<b>34,047.60</b>	<b>0.00</b>	<b>12,702.07</b>	<b>87,600.18</b>
<b>Grand Total</b>				<b>134,349.85</b>	<b>34,047.60</b>	<b>0.00</b>	<b>12,702.07</b>	<b>87,600.18</b>

## Receipts by Tenant Report

Property=9201 AND mm/yy=02/2023-02/2023

Code	Status	Tran #	Date	Month	Account	AR Acct	Amount	Remarks
<b>., Gary Kauget, PC</b>								
t0001780 - 9201 - 263-200A	Current	R-96175	02/16/2023	02/2023			2,722.04	
t0001780 - 9201 - 263-200A	Current	R-96175	02/16/2023	02/2023			3,743.27	
<b>Total ., Gary Kauget, PC</b>							<b>6,465.31</b>	
<b>Montgomery Scott, Janney</b>								
t0001781 - 9201 - 263-4L	Current	R-95395	02/01/2023	02/2023			450.85	
t0001781 - 9201 - 263-4L	Current	R-95395	02/01/2023	02/2023			126.99	
t0001781 - 9201 - 263-4L	Current	R-95395	02/01/2023	02/2023			130.19	
t0001781 - 9201 - 263-4L	Current	R-95395	02/01/2023	02/2023			10,075.70	
t0001781 - 9201 - 263-4L	Current	R-98462	02/22/2023	02/2023			414.56	:Prog Gen credit application
t0001781 - 9201 - 263-4L	Current	R-98462	02/22/2023	02/2023			-414.56	:Prog Gen credit application
<b>Total Montgomery Scott, Janney</b>							<b>10,783.73</b>	
<b>., Christiana Capital, LLC</b>								
t0001779 - 9201 - 263-4R	Current	R-95826	02/09/2023	02/2023			3,641.00	
t0001779 - 9201 - 263-4R	Current	R-95826	02/09/2023	02/2023			1,818.00	
t0001779 - 9201 - 263-4R	Current	R-98463	02/22/2023	02/2023			-3,641.00	:Prog Gen credit application
t0001779 - 9201 - 263-4R	Current	R-98463	02/22/2023	02/2023			3,641.00	:Prog Gen credit application
t0001779 - 9201 - 263-4R	Current	R-98464	02/22/2023	02/2023			-1,659.00	:Prog Gen credit application
t0001779 - 9201 - 263-4R	Current	R-98464	02/22/2023	02/2023			1,659.00	:Prog Gen credit application
t0001779 - 9201 - 263-4R	Current	R-98465	02/22/2023	02/2023			-3,800.00	:Prog Gen credit application
t0001779 - 9201 - 263-4R	Current	R-98465	02/22/2023	02/2023			3,800.00	:Prog Gen credit application
<b>Total ., Christiana Capital, LLC</b>							<b>5,459.00</b>	
<b>., Baltic Street AEH, Inc.</b>								
t0001778 - 9201 - 263-5L	Current	R-95827	02/09/2023	02/2023			4,278.07	
t0001778 - 9201 - 263-5L	Current	R-95827	02/09/2023	02/2023			4,495.86	
t0001778 - 9201 - 263-5L	Current	R-98466	02/22/2023	02/2023			-2,687.98	:Prog Gen credit application
t0001778 - 9201 - 263-5L	Current	R-98466	02/22/2023	02/2023			2,687.98	:Prog Gen credit application
<b>Total ., Baltic Street AEH, Inc.</b>							<b>8,773.93</b>	
<b>PCS, Metro</b>								
t0001788 - 9201 - 263-RMET	Current	R-94790	02/01/2023	02/2023			1,483.10	:Prog Gen prepayment transfer
t0001788 - 9201 - 263-RMET	Current	R-94790	02/01/2023	02/2023			-1,483.10	:Prog Gen prepayment transfer
t0001788 - 9201 - 263-RMET	Current	R-95828	02/09/2023	02/2023			1,477.81	
t0001788 - 9201 - 263-RMET	Current	R-95828	02/09/2023	02/2023			120.27	
t0001788 - 9201 - 263-RMET	Current	R-95828	02/09/2023	02/2023			1,362.83	
<b>Total PCS, Metro</b>							<b>2,960.91</b>	
<b>Business Improvement District, 86th...</b>								

## Receipts by Tenant Report

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Property=9201 AND mm/yy=02/2023-02/2023

Code	Status	Tran #	Date	Month	Account	AR Acct	Amount	Remarks	
t0001809 - 9201 - 715	Current	R-98468	02/22/2023	02/2023			-1,000.00	:Prog Gen credit application	
t0001809 - 9201 - 715	Current	R-98468	02/22/2023	02/2023			1,000.00	:Prog Gen credit application	
t0001809 - 9201 - 715	Current	R-98469	02/22/2023	02/2023			-1,000.00	:Prog Gen credit application	
t0001809 - 9201 - 715	Current	R-98469	02/22/2023	02/2023			1,000.00	:Prog Gen credit application	
Total Business Improvement District...							0.00		
., American Hope Home Care SVC INC									
t0001855 - 9201 - 718	Current	R-94984	01/27/2023	02/2023				800.00	Reversed by ctrl# 95939 Post to co...
t0001855 - 9201 - 718	Current	R-95939	02/10/2023	02/2023				-800.00	:Prog Gen Reverses receipt Ctrl# 9...
t0001855 - 9201 - 718	Current	R-96174	02/16/2023	02/2023				800.00	
Total ., American Hope Home Car...								800.00	
						35,242.88			

Rent Roll with Lease Charges

Gregory M. LaSpina as Receiver (9201)

As Of = 02/28/2023

Month Year = 02/2023

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Charge Code	Amount	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
Current/Notice/Vacant Residents													
263-1L	NoMarket	0.00	VACANT	VACANT	0.00		0.00	0.00	0.00				0.00
Total							0.00						
263-1R	NoMarket	3,000.00	VACANT	VACANT	0.00		0.00	0.00	0.00				0.00
Total							0.00						
263-200	NoMarket	3,000.00	VACANT	VACANT	0.00		0.00	0.00	0.00				0.00
Total							0.00						
263-200A	NoMarket	3,000.00	t0001780	Gary Kauget, PC .	0.00	resrent	6,659.26	0.00	0.00	6/1/2018	5/31/2023		49,530.81
Total							6,659.26						
263-2R	NoMarket	3,000.00	t0001782	Jewish BD of Family & Children	0.00	resrent pelec pfuelgs	21,313.83 719.43 219.61	0.00	0.00	4/1/2015	3/31/2025		252,010.42
Total							22,252.87						
263-300	NoMarket	3,000.00	VACANT	VACANT	0.00		0.00	0.00	0.00				0.00
Total							0.00						
263-3L	NoMarket	3,000.00	VACANT	VACANT	0.00		0.00	0.00	0.00				0.00
Total							0.00						
263-4L	NoMarket	3,000.00	t0001781	Janney Montgomery Scott	0.00	resrent miscten miscten	10,075.70 581.04 126.99	0.00	0.00	6/1/2021	5/31/2024		0.00
Total							10,783.73						
263-4R	NoMarket	3,000.00	t0001779	Christiana Capital, LLC .	0.00	resrent	5,622.77	0.00	0.00	1/22/2021	1/31/2026		11,733.94
Total							5,622.77						
263-4RA	NoMarket	3,000.00	VACANT	VACANT	0.00		0.00	0.00	0.00				0.00
Total							0.00						
263-501	NoMarket	3,000.00	t0001783	Dr. Lee Loewinger	0.00	resrent	3,914.33	0.00	0.00	12/1/2012	11/30/2022		20,090.84
Total							3,914.33						
263-501A	NoMarket	3,000.00	VACANT	VACANT	0.00		0.00	0.00	0.00				0.00

Rent Roll with Lease Charges

Gregory M. LaSpina as Receiver (9201)

As Of = 02/28/2023

Month Year = 02/2023

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Charge Code	Amount	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
Total							0.00						
263-5L	NoMarket	3,000.00	t0001778	Baltic Street AEH, Inc. .	0.00	resrent	8,773.93	0.00	0.00	11/1/2018	10/31/2023		10,432.52
Total							8,773.93						
263-5R	NoMarket	3,000.00	t0001785	Ridge Abstract Corp.	0.00	resrent	11,914.87	0.00	0.00	10/1/2017	9/30/2027		94,618.07
Total							11,914.87						
263-6L	NoMarket	3,000.00	t0001777	Home Life Services, Inc .	0.00	resrent	14,901.36	0.00	0.00	3/1/2020	2/28/2030		101,131.58
Total							14,901.36						
263-6R	NoMarket	3,000.00	VACANT	VACANT	0.00		0.00	0.00	0.00				0.00
Total							0.00						
263-7F	NoMarket	3,000.00	VACANT	VACANT	0.00		0.00	0.00	0.00				0.00
Total							0.00						
263-B	NoMarket	3,000.00	VACANT	VACANT	0.00		0.00	0.00	0.00				0.00
Total							0.00						
263-GARA	NoMarket	3,000.00	t0001786	PPS 9201 LLC .	0.00	resrent	25,625.00	0.00	0.00	6/1/2021	6/30/2041		455,000.00
Total							25,625.00						
263-GL	NoMarket	3,000.00	VACANT	VACANT	0.00		0.00	0.00	0.00				0.00
Total							0.00						
263-GR	NoMarket	3,000.00	t0001789	Pizzeria Uno Restaurant	0.00	resrent	17,500.00	0.00	0.00	2/1/2015	1/31/2025		816,378.18
						putil	341.67						
Total							17,841.67						
263-RMET	NoMarket	3,000.00	t0001788	Metro PCS	0.00	resrent	2,960.91	0.00	0.00	9/1/2010	8/31/2025		-1,773.45
Total							2,960.91						
263-RNOR	NoMarket	3,000.00	VACANT	VACANT	0.00		0.00	0.00	0.00				0.00
Total							0.00						
263-UPS	NoMarket	3,000.00	t0001799	UPS .	0.00		0.00	0.00	0.00	7/1/2021	6/30/2025		250.00
Total							0.00						

Rent Roll with Lease Charges

Gregory M. LaSpina as Receiver (9201)

As Of = 02/28/2023

Month Year = 02/2023

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Charge Code	Amount	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
715	NoMarket	0.00	t0001809	86th Street Business Improvement District	0.00	resrent	1,000.00	0.00	0.00	1/1/2021	12/31/2023		0.00
Total							1,000.00						
718	NoMarket	0.00	t0001855	American Hope Home Care SVC INC .	0.00	resrent	800.00	0.00	0.00	1/1/2019	12/31/2023		4,000.00
Total							800.00						
Total			Gregory M. LaSpina as Receiver(9201)			0.00	133,050.70	0.00	0.00				1,813,402.91

Summary Groups	Square Footage	Market Rent	Lease Charges	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Residents	69,000.00	0.00	133,050.70	0.00	0.00	26	53.84	52.17	1,813,402.91
Future Residents/Applicants	0.00	0.00	0.00	0.00	0.00	0			0.00
Occupied Units	36,000.00	0.00				14	53.84	52.17	
Total Non Rev Units	0.00	0.00				0	0.00	0.00	
Total Vacant Units	33,000.00	0.00				12	46.15	47.82	
Totals:	69,000.00	0.00	133,050.70	0.00	0.00	26	100.00	100.00	1,813,402.91

Summary of Charges by Charge Code (Current/Notice Residents Only)	
Charge Code	Amount
resrent	131061.96
pelec	719.43
pfuelgs	219.61
miscten	708.03
putil	341.67
Total	133,050.70